



LA GRUE BAYOU RETREAT

An Agricultural and Recreational Investment Opportunity

160± Total Acres | \$945,000.00

Arkansas County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



LA GRUE BAY- OU RETREAT

QUICK FACTS

Acreage

160± total acres

- 100.85± FSA cropland acres

Location

Arkansas County, Arkansas

Access

Gardner's Lane

Crop Rotation

Corn and soybeans

Irrigation

The tillable acres are irrigated by:

- One (1) 8" Electric Turbine
- One (1) 6" Electric Submersible

Recreation

Deer, duck, and turkey hunting opportunities exist on the property with multiple established food plots and enclosed stands

Notable Features

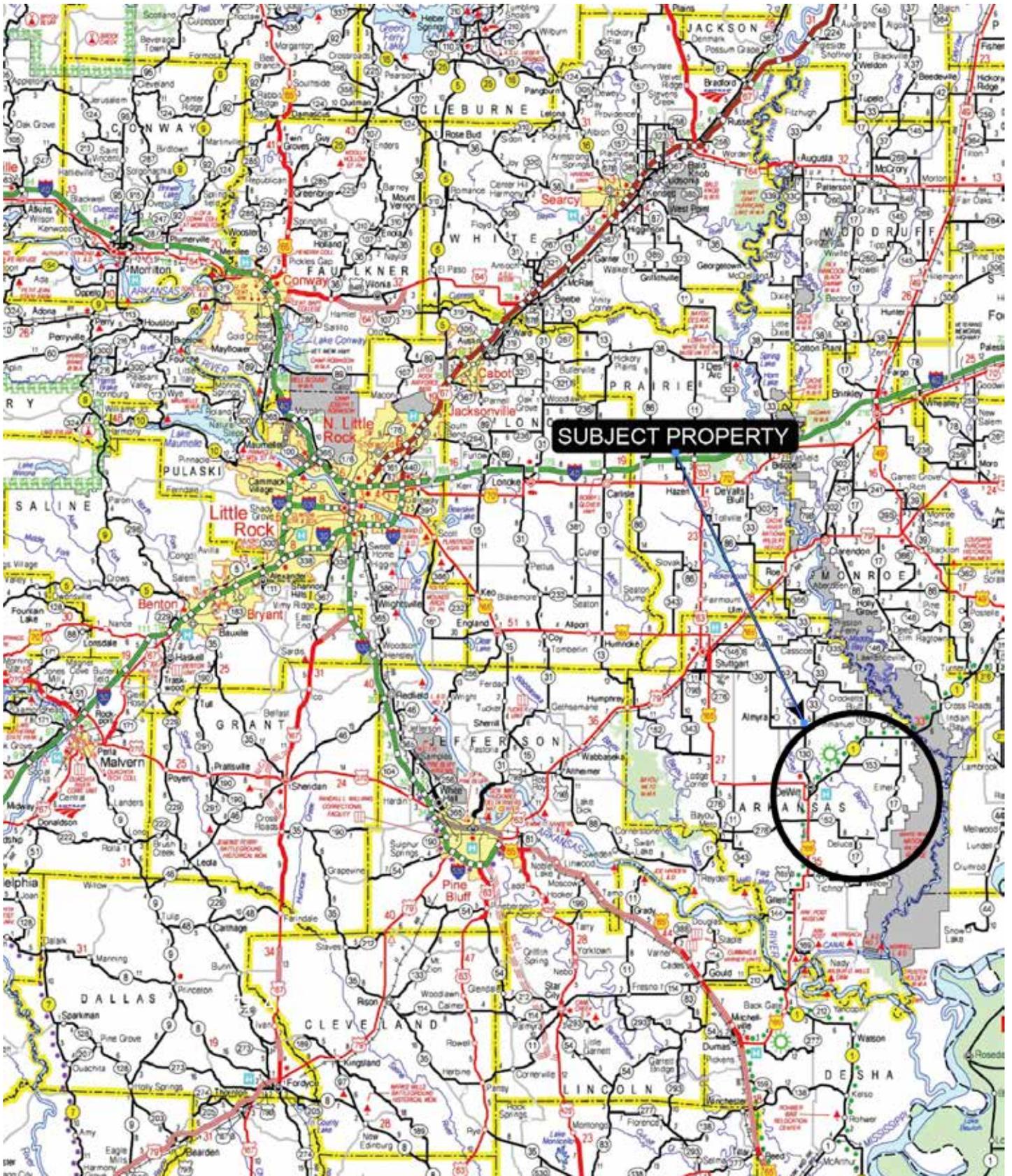
- 854 +/- sq ft mobile home
- 400 +/- sq foot shop
- Established food plots
- Multiple deer stands

Offering Price

\$945,000.00



VICINITY MAP



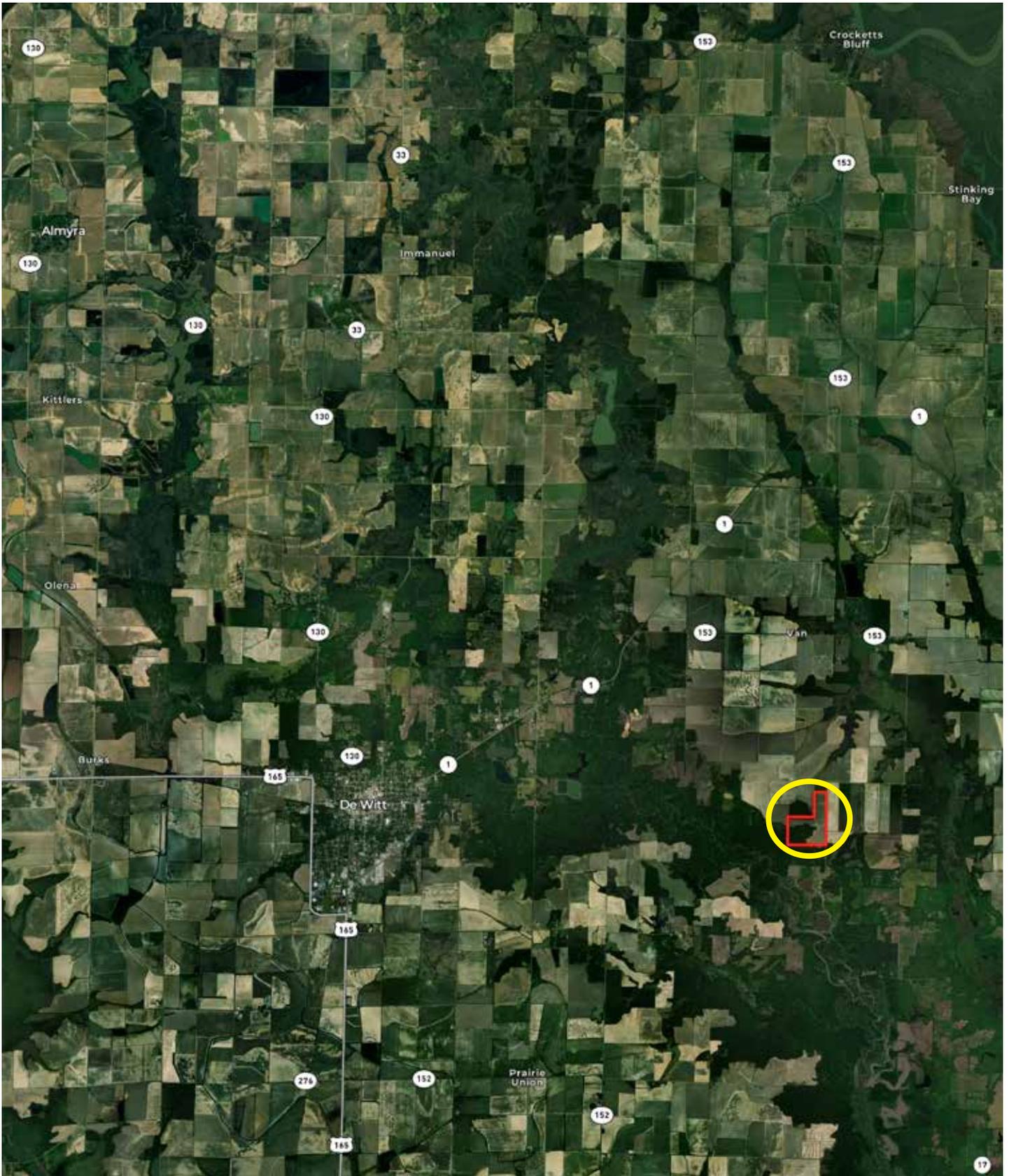
PROPERTY DESCRIPTION

LA GRUE BAYOU RETREAT

The La Grue Bayou Retreat consists of 160± acres located in Arkansas County, Arkansas and is an excellent agricultural and recreational investment opportunity. The property consists of 100.85 cropland acres per the Farm Service Agency (FSA) office and the remaining acres consists of bottomland hardwoods and a homesite. The tillable acreage has historically been planted in corn and soybeans and is fully irrigated by two (2) wells. Deer, duck, turkey, and small game hunting exist on the property and are only enhanced by several established food plots accompanied by enclosed stands. An 854 ± sq ft mobile home is located in the southeast corner of the property as well as a 400± sq ft shop providing a great place for a weekend retreat with family and friends.



LOCATION MAP





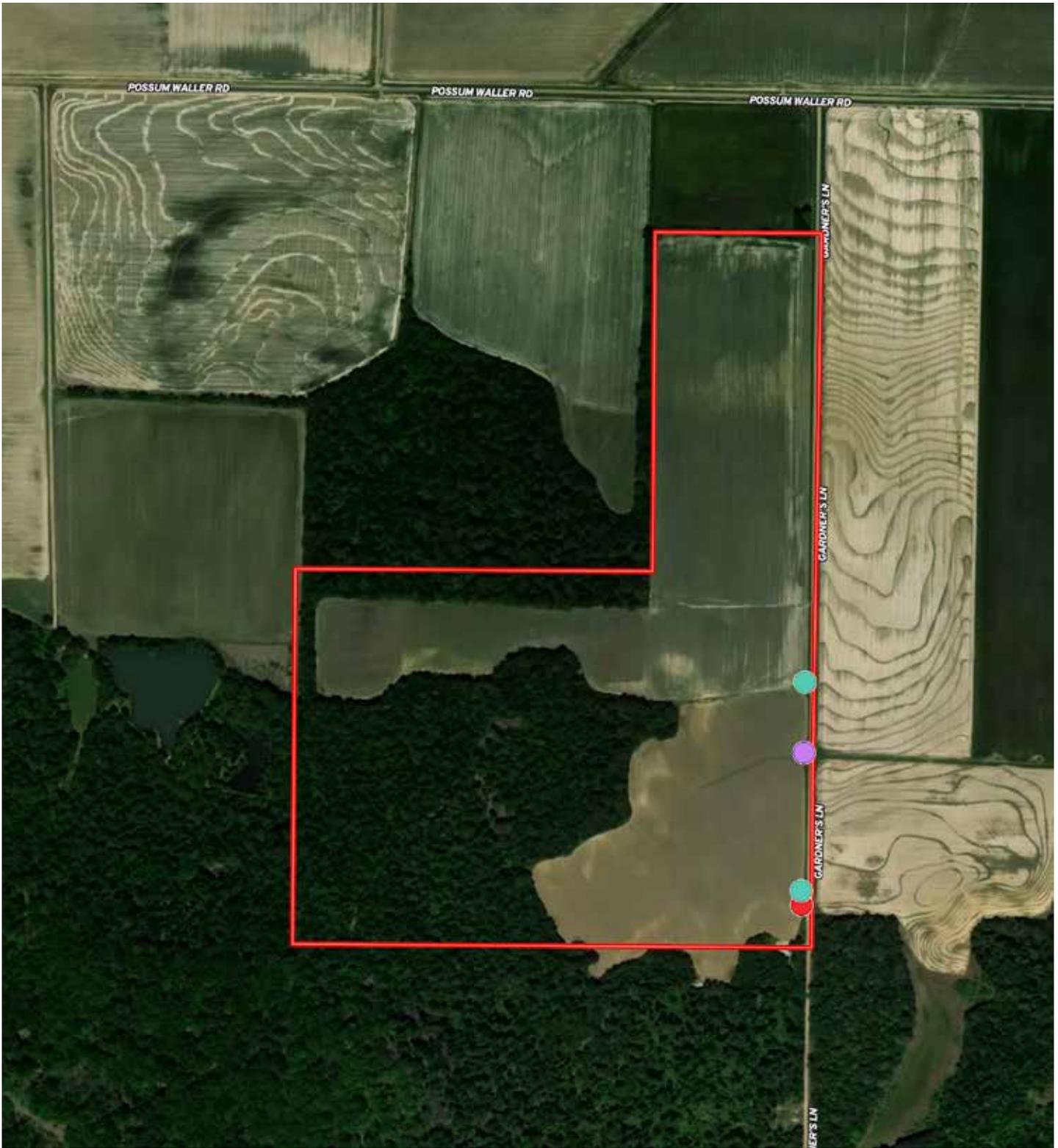


AERIAL MAP





IRRIGATION MAP



- 8" Electrical Turbine
- 6" Electric Submersible
- Riser



LOCATION & ACCESS

Arkansas County, Arkansas
Southeastern Region of Arkansas

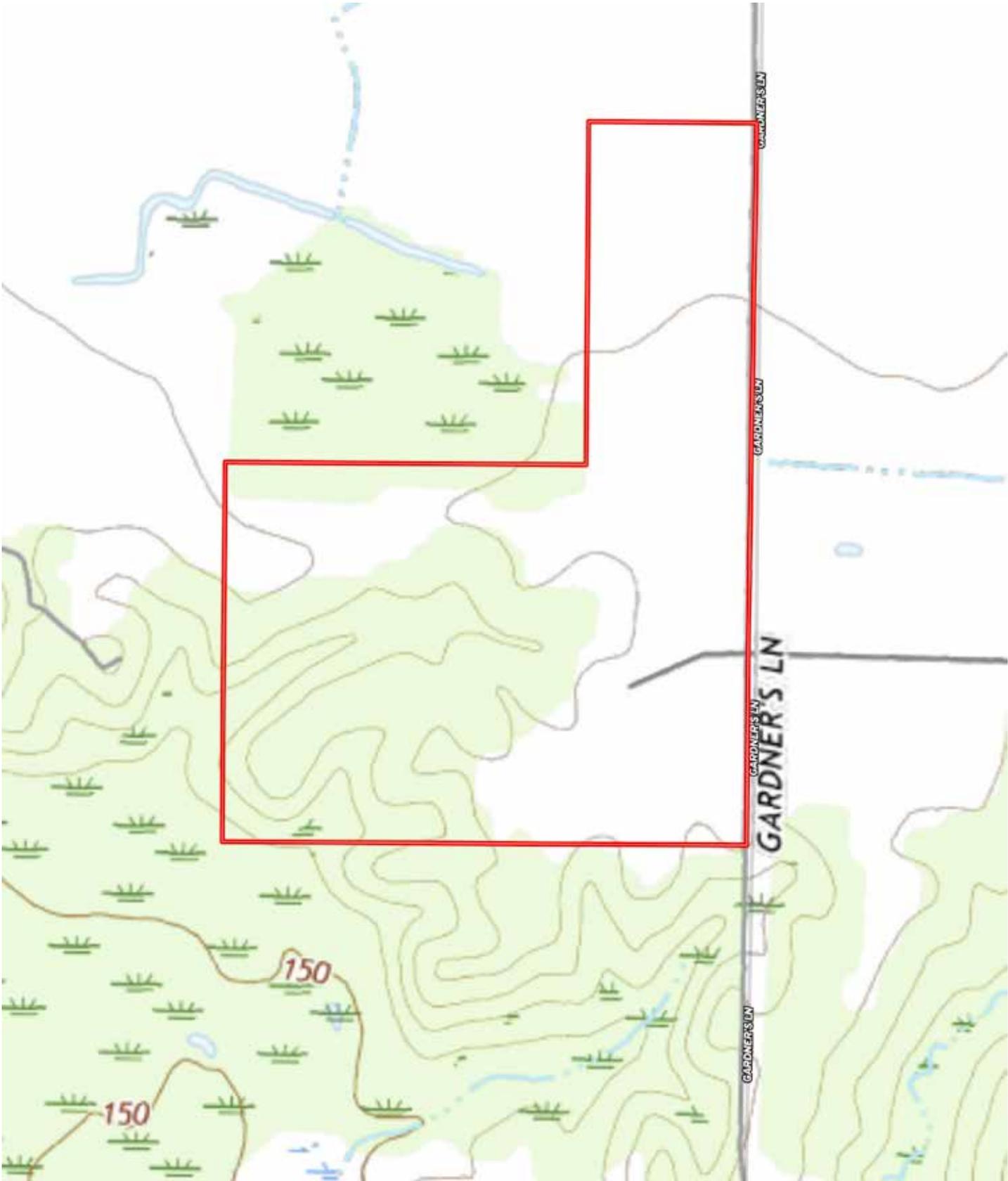
Mileage Chart

| | |
|-----------------|----------|
| Dewitt, AR | 10 Miles |
| Dumas, AR | 43 Miles |
| Stuttgart, AR | 36 Miles |
| Little Rock, AR | 91 Miles |

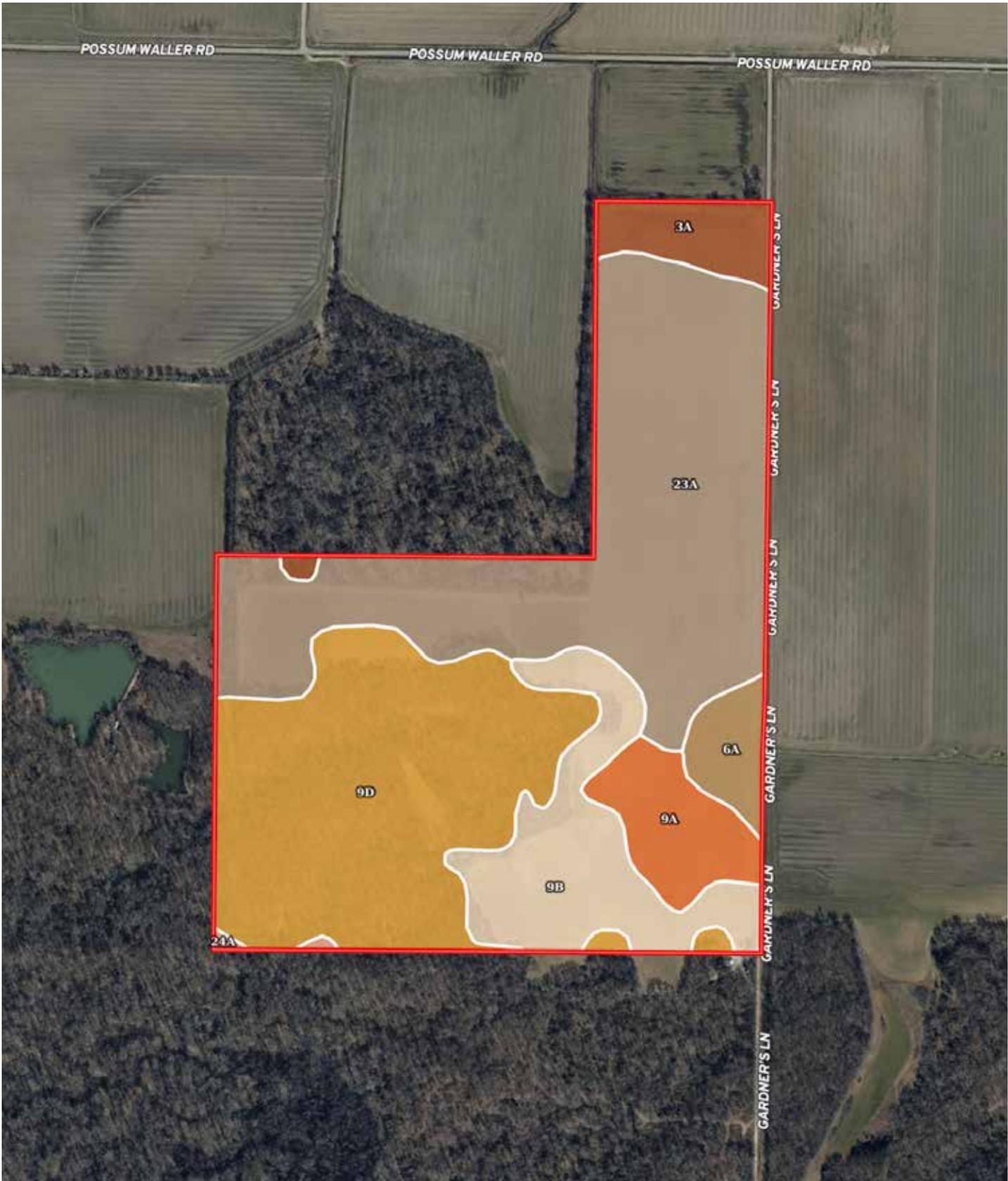
Access is considered excellent via Gardner's Ln.



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------------|-------|-----|-------|------|
| 23A | Stuttgart silt loam, 0 to 1 percent slopes | 66.56 | 40.63 | 0 | 66 | 2w |
| 9D | Immanuel silt loam, 8 to 15 percent slopes | 52.83 | 32.25 | 0 | 79 | 4e |
| 9B | Immanuel silt loam, 1 to 3 percent slopes | 21.8 | 13.31 | 0 | 83 | 2e |
| 9A | Immanuel silt loam, 0 to 1 percent slopes | 9.85 | 6.01 | 0 | 82 | 2w |
| 3A | Dewitt silt loam, 0 to 1 percent slopes | 7.22 | 4.41 | 0 | 67 | 3w |
| 6A | Ethel silt loam, 0 to 1 percent slopes | 5.11 | 3.12 | 0 | 74 | 3w |
| 24A | Tichnor silt loam, 0 to 1 percent slopes, frequently flooded | 0.46 | 0.28 | 0 | 51 | 4w |
| TOTALS | | 163.8 3(*) | 100% | - | 73.67 | 2.73 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|---|---|---|---|---|---|---|---|
| 'Wild Life' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Real Estate Taxes (estimated)

\$1,459

Offering Price

\$945,000.00

To learn more about the La Grue Bayou Retreat or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

Brandon Stafford

501.416.9748 (m)

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FARM SERVICE AGENCY (FSA)

ARKANSAS
ARKANSAS



United States Department of Agriculture
Farm Service Agency

FARM : 3463

Prepared : 3/6/26 3:00 PM CST

Form: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Operator Name : WATKINS FARMS
CRP Contract Number(s) : None
Recon ID : 05-001-2016-9
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 170.11 | 100.85 | 100.85 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 100.85 | 51.10 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|--------------|---------------------|
| None | WHEAT, SOYBN | RICE-LGR, RICE-MGR |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-------------------|---------------|-----------------------------|-----------|-----|
| Wheat | 44.30 | 0.00 | 53 | |
| Soybeans | 45.65 | 0.00 | 40 | 100 |
| Rice-Long Grain | 59.30 | 0.00 | 6741 | |
| Rice-Medium Grain | 2.70 | 0.00 | 6025 | |
| TOTAL | 151.95 | 0.00 | | |

NOTES

| |
|--|
| |
|--|

Tract Number : 1628

Description : P-10
FSA Physical Location : ARKANSAS/ARKANSAS
ANSI Physical Location : ARKANSAS/ARKANSAS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BCH FARMS LLC
Other Producers : None
Recon ID : None

FARM SERVICE AGENCY (FSA)

Form: FSA-156EZ



Abbreviated 156 Farm Record

Crop Year : 2026

Tract Land Data

Tract 1628 Continued ...

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 170.11 | 100.85 | 100.85 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 100.85 | 51.10 | 0.00 | 0.00 | 0.00 | 0.00 |

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NOTES

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FARM SERVICE AGENCY (FSA)



United States
Department of
Agriculture

Arkansas County, Arkansas



Common Land Unit

- Non-Cropland; Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Imagery Year: 2023

2025 Program Year

Map Created March 18, 2025

Farm **3463**

Tract **1628**

Tract Cropland Total: 100.85 acres

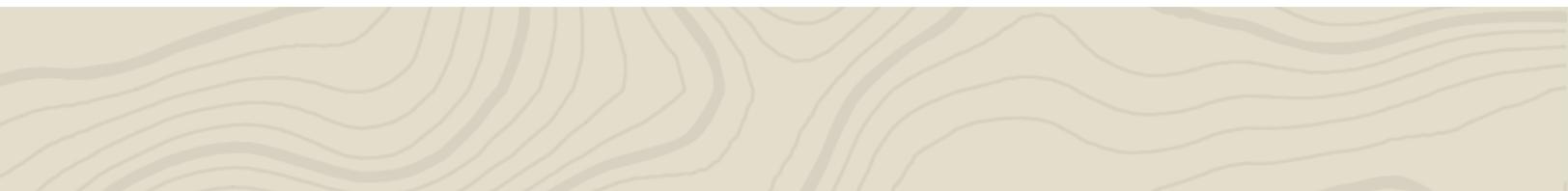
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For more information or to schedule a property tour, contact:



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